

Renovation of State Office Buildings

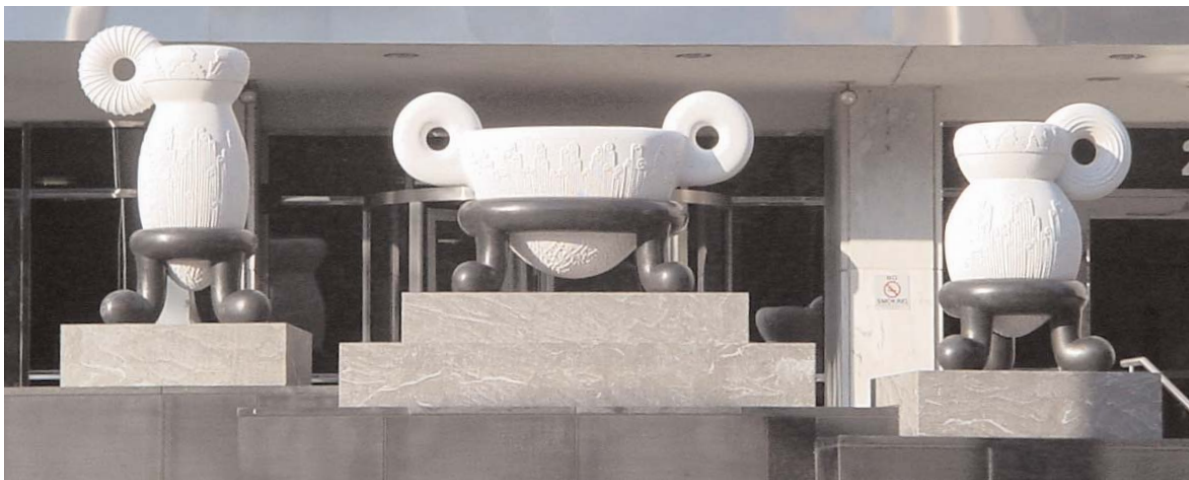
Since June 1993, the Legislature has authorized the Authority to proceed with various renovations of office buildings in Trenton. These projects, which are in varied phases of completion, are:

***Department of State - Cultural Campus
Renovations (Phase 1)
Project Cost: \$16,118,027***

The objective of this project was to renovate the former Education Building located at 225 West State Street in Trenton. The project was awarded for construction in June 1997. Demolition and renovation of the building's mechanical systems were completed in 1998. The Department of State moved into the building in late summer 1999 and a final Certificate of Occupancy was issued in September 2001.



As part of an art inclusion package, three granite vessels have been crafted and are on display in front of the building atop of stone pedestals.



Labor Building Renovations

Project Cost: \$23,837,897

Over the years, extensive upgrades have been made to the Labor Building. Early project scope included renovations to the basement through the 4th floor. Eventually, the scope expanded to include all thirteen floors and encompassed a variety of tasks including asbestos abatement; interior finishes and furnishings; upgrades to the HVAC, plumbing, electrical, fire, alarm, security, and telecommunication systems; and an overhaul to the elevators. Modifications incorporated barrier free access and satisfied Americans with Disabilities Act (ADA) requirements. Renovations began in 1993 and averaged about a year to complete each floor.

In 2000, exterior marble panels were replaced with granite panels.

In 2003, focus moved to repairing the building canopy. By June 2004, all exterior construction was completed and inside concrete repairs, water proofing, and painting were completed later that summer.

During close out activities, it was determined that the air conditioning system needed to be upgraded in order to support the new high-tech data center on the 3rd floor and to meet code compliance. The NJBA managed the project funded by the Department of Labor.

Additional projects addressed exterior repairs to meet ADA requirements and included: restoration of handicapped access ramps; replacement of damaged walkways, steps and railings; completion of parking areas. Also, installation of monuments, benches and stone paving was accomplished. Demolition of the walkways began in February 2006. Granite pavers and curbing were installed during the spring, and by the summer 2007, the exterior repairs were completed. Later that year, a sculpture was added as part of an art inclusion package.



Taxation Building Renovations
Project Cost: \$6,513,297

The objective of the project was to renovate the Taxation Building located at 50 Barrack Street in Trenton. The renovations included upgrading the building's air handler units, energy management system and fire and life-safety systems, and improving building access to meet the Americans with Disabilities Act requirements.

The project was completed and closed out in 1998.

***Department of Transportation,
Engineering and Operations Building
Improvements***
Project Cost: \$8,625,000

This facility houses the Department of Transportation administrative, operational and engineering offices. The objective of the original project was to bring the existing HVAC systems up to code and to upgrade communication cabling throughout the building to meet industry standards for voice and data systems.

The HVAC improvement project was awarded in October 2000 and most renovations were completed by 2002. Relocation of the dry system fire pump was completed in February 2003. Over the course of 2004, modifications were made to the masonry air shaft design to ensure the structures met fire rating specifications.

***Department of Transportation, Fire
Alarm System Upgrade, Elevator
Replacement, and Flooring Repairs***
Project Cost: \$3,780,000

The objective of this project is to upgrade the fire alarm system, replace elevators, and repair floors in various buildings throughout the Department of Transportation campus.

RFPs for the fire alarm system were drafted in the fall 2004. Composition of the new system began soon after. By April 2005, all fire alarm systems were installed and fully operational.

A kickoff meeting for the replacement ele-



vator project was held in July 2005. By September, engineers completed an initial survey of the elevators to develop plans for the permit and bid announcement. The low bid was accepted in October 2006 and electrical rough-in work began. Early in 2007, the technical drawings were approved, necessary elevator components were ordered, and mechanical systems were modified to accommodate the new elevators. Equipment was delivered in June and the installation process began. By December 2007, five out of the eight elevators were completed, inspected and returned to service.

Status as of December 31, 2007

Work continues on the remaining elevators and the entire project is expected to be completed by February 2008.

Repair and replacement of existing quarry tiles in the corridors and elevator lobbies of the Engineering and Operations building is on hold until the costs for the elevator project are finalized.

Richard J. Hughes Justice Complex Renovations

Project Cost: \$21,000,000

The objective of this project is to ensure that the integrity of the safety, HVAC, electrical, structural and operational components of the facility is maintained. The original project included replacement of the atrium glass, installation of a new roofing system and repairs to the first and second levels of the parking garage. The majority of those projects were completed by 2004.

As the initial renovations progressed, additional projects were added to the scope of work and were addressed as funding permitted.

Considerable renovations to the lobby area were completed during the course of 2004. These included installation of safety film, the construction of entrance and exit vestibules, and the replacement of the escalators and spline ceiling. Throughout the building, walls were repaired and painted, and carpeting was replaced as needed. Extensive upgrades were made to the existing security structure and include a central monitoring system, card readers and magnetometers at all entrances, additional lighting throughout the campus, and closed circuit surveillance equipment to monitor activity in and around the building. Guard booths were relocated and anti-ram barriers, roll-up doors, gate arms and stop lights were installed.

External renovations included refurbishing the loading dock area, replacing the snow melting system and resurfacing the parking areas. Emergency egress walks, plaza waterproofing, and roofing on the north and west wings were replaced. The day care center playground was resur-



faced, and new equipment was installed.

In December 2005, a construction contract to remodel thirty-four bathrooms was awarded. Demolition began in early 2006 and all public restrooms were completed by June. When major renovations were completed, new furniture was placed in public areas and greenery was added.

Status as of December 31, 2007

The parking garage study contract remains open to address concerns over plans to construct a residential housing development on land currently leased by the State for parking.

New Jersey State Museum

Project Cost: \$15,600,000

The objective of this project is to address the aging infrastructure of the New Jersey State Museum located in Trenton; to protect the health and safety of the State Museum's constituency; and to secure its collections. The project includes enhancements to the HVAC and electrical systems; upgrades to the security structure; installation of a fire suppression system; asbestos remediation; and renovation of vestibules, windows, walls, ceilings and roof. These improvements will bring the State Museum up to code so that collections may be borrowed from other museums providing greater cultural opportunities for the citizens of New Jersey.



The scope of work for design was completed in May 2003 and the contract was awarded by the end of October.

The project team evaluated options for relocating and storing the existing museum collection during renovations. It was decided that most of the collection could be stored securely within the museum. The items that were too large to move safely were protected by metal stud frames and fire rated plywood.

In early fall 2004, the museum collection was relocated; a comprehensive fire safety plan was established and implemented; and a temporary security system was installed. The system permitted the monitoring of the museum collection while in storage and during renovations. Components of the temporary system were utilized in the permanent installation.

Due to its complexity, the remaining project was put out to bid in four separate packages: general construction, HVAC, electrical and plumbing. Bids were awarded in the summer of 2005. Asbestos abatement, installation of new ductwork for the HVAC system and electrical upgrades in the mezzanine and storage area were completed by November 2006. By January 2007, 1st floor demolition was completed enabling the start of framing and ductwork. In March, the general contractor abandoned the project and that contract was terminated by the State. Work continued with the surety. Eventually, however, the surety was also terminated for default of its contractual obligations. Once a new contractor was secured, work steadily progressed toward completion.

Construction of the walls and ceilings, electrical installation and renovation of the bathrooms quickly proceeded.

Status as of December 31, 2007

Interior construction is almost completed and minor work on the entrance remains. By mid-December 2007, a partial Certificate of Acceptance was approved and staff was able to move into the 2nd and 3rd floors offices.